Development Management - Delegated Officer Report

Application Number: AWDM/1021/21 Recommendation – Approve

Site: Brighton And Hove Albion Training Ground, 60 Mash Barn Lane, Lancing

Proposal: Application for Minor Material Amendments to approved application reference AWDM/0236/19 namely: Provision of a covered standing area for parents adjacent to parents lounge, Provision of a covered walkway between the Club Hub and Training Centre, Provision of refuse enclosure adjacent to bin store, Extended goal storage alcove, Relocation of internal stair well to exterior of building and reuse of internal floorspace, Installation of new vehicular and pedestrian security gates (retrospective)

Date of site visit: Not visited. Assessed using applicant's photos and previous knowledge of site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2019 for the reconfiguration and extension of the Training Ground including an extension to the existing Training Centre building, erection of a new single storey 'Club Hub' building to include women's and girls' changing rooms, community changing rooms and pitchside seating for parents/coaches, formation of an additional three pitches and training grid, reconfiguration of existing pitches including relocation of indoor pitch, showpitch, spectator stand, floodlighting and camera tower, provision of additional 51 parking spaces, provision of a temporary construction haul road from the A27, plus hard and soft landscaping (AWDM/0236/19).

The permission has been implemented and work has been completed. However, a number of minor changes have been made during the course of the works which are:

- Provision of a covered standing area for parents adjacent to parents lounge
- Provision of a covered walkway between the Club Hub and Training Centre
- Provision of refuse enclosure adjacent to bin store
- Extended goal storage alcove
- Relocation of internal stairwell to exterior of building and reuse of internal floorspace
- Installation of new vehicular and pedestrian security gates

Relevant Planning History

AWDM/0205/12 – Construction of a training ground and football academy for Brighton and Hove Albion Football Club with access from Mash Barn Lane, comprising 11 outdoor pitches (2 of which are floodlit), external training grids, a Y-shaped 2 storey building to house changing rooms, associated offices, medical facilities, gym, catering and leisure facilities, a grounds maintenance building, security lodge, half-sized indoor training pitch and small sub-station/boiler house/refuse and recycling structure, plus 303 car parking spaces, 25-30 cycle spaces, coach parking, on-site access roads, security fencing and landscaping around the site.

AWDM/0205/13 – Construction of 3no. additional football pitches (1 x grass, 2 x artificial) and relocation of reed bed on land to east of approved training ground. Continuation of acoustic fencing on northern boundary plus fencing and landscaping to site boundary.

AWDM/0171/14 - Installation of floodlighting to previously approved northernmost community pitch (amendment to planning permission AWDM/0205/13 for construction of 3 No. additional football pitches (1 x grass, 2 x artificial), relocation of reed bed, extension of fencing and landscaping to site boundary)

AWDM/0277/14 – Application for a minor material amendment to permission reference AWDM/0205/12 to enable replacement of half-sized academy pitch with a futsal (5 a side) pitch, 3G surface and running hill (max. height 2.5m)

AWDM1716/15 - Construction of spectator stand to accommodate a total of 500 people (to include 6 wheelchair and helper positions) and camera tower.

AWDM/0759/16 - Formation of a landscaped bund (north of training ground) and provision of an access (for maintenance vehicles only) to the Ground Maintenance Building and Community Pitch from Mash Barn Lane (with access for construction traffic to be from A27)

AWDM/0236/19 - Reconfiguration and extension of Training Ground including extension to existing Training Centre building, erection of a new single storey 'Club Hub' building to include women's and girls' changing rooms, community changing rooms and pitchside seating for parents/coaches, formation of an additional three pitches and training grid, reconfiguration of existing pitches including relocation of indoor pitch, showpitch, spectator stand, floodlighting and camera tower, provision of additional 51 parking spaces, provision of a temporary construction haul road from the A27, plus hard and soft landscaping.

AWDM/0032/20 -Application for Variation of Condition 1 (approved plans) to AWDM/0236/19 for amendments to fenestration of the Training Centre, reduced plant louvre screen on the roof of the Training Centre, addition of a stair enclosure to the roof of the Training Centre; reduced height of link between Training Centre and indoor pitch, various minor amendments to fenestration of the Club Hub, and increased height of the plant louvres to roof of Club Hub. Amendment to approved fencing details on eastern boundary and provision of additional landscaping.

Consultations

Lancing Parish Council: No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 5, 13, 14, 15, 18, 28, 30, 31, 32, 33, 34, 35, 36

National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises minor amendments to an already approved development within an established training complex on the edge of Lancing. The main considerations are the impacts on visual and residential amenities.

Visual amenity

1. Covered standing area
   This comprises an open-sided twin steel tensile canopy, measuring 4.1m high at its highest point. It provides a covered area for parents to wait for their children adjacent to the parents' lounge, close to the east side of the extension to the main training centre.

2. Covered walkway
   This is an open-sided cantilevered canopy which runs east from the training centre building, along the top (north end) of Pitch 11 to the Club Hub. It is a maximum of 2.9m high and provides shelter for trips between the training centre and club hub buildings.

3. Refuse enclosure
   This is an extension to the existing bin store, close to the east side of the training centre. It measures 2.1m high, 4.1m wide and 7.25m long and comprises a timber enclosure.

4. Extended goal storage alcove
   This is located adjacent to the community pitch in the NW corner.

5. Relocation of internal stairwell to exterior of building and reuse of internal floorspace

   An external staircase has been constructed in a recess on the north side of the club hub which gives access to the roof for maintenance. It does not exceed the height of the building and is not intrusive.

6. New vehicular and pedestrian security gates

   New vehicular gates have been installed for security reasons on the access road to the north of the club hub and pedestrian gates have been installed adjacent to the club hub, also on its north side.

None of these changes are considered to have a significant visual impact in the context of the overall Training Ground complex and the new residential development at New Monks Farm. Consequently, no visual harm has arisen.

Residential amenity

The additional works are located some distance from the nearest residential dwellings and do not cause any visual harm or nuisance to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The previously approved SUDs system shall be maintained and managed in accordance with the details approved 13 August 2019 under application reference AWDM/0929/19
4. The previously approved 3m high closeboard boundary fencing with a minimum surface mass of 10kg/m2 under application reference AWDM/0236/19 shall be permanently retained.
5. The previously approved parking spaces under application reference AWDM/1461/19 shall not be used for any purpose other than the parking of vehicles incidental to the use of the training facility concerned.
6. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Such spaces shall thereafter be retained permanently solely for the parking of bicycles.
7. The access from the A27 shall cease to be used to access the Training Ground once the development hereby approved is completed, other than for annual pitch renovation works only. There shall be no access via the gap in the central reservation of the A27 (and signage shall be erected by the applicant to direct construction traffic to the site via the Shoreham Flyover interchange.)
8. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 10pm every day
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting season following completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged shall be replaced in the next

planting season with others of similar size and species, unless the local planning authority gives written consent of any variation.

10. Floodlighting shall be limited to Pitch Nos 4, 11 and 13 as shown on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 under application reference AWDM/0236/19 and the floodlights shall be switched off between the hours of 10.15pm and 9am every day and all other external lighting at the facility shall be switched off between 11pm and 7.30am, with the exception of security lighting. Floodlighting of the showpitch (Pitch 4) shall only be switched on during matches watched by spectators with tickets which shall be limited to a maximum of 25 times per season (1 July - 30 June) as specified in condition 20. Lux levels as measured at the nearest residential boundary shall not exceed 3 lux (vertical) at all times.
11. No public address or sound amplification system to be installed or used
12. At no time shall the facility be used in connection with any park-and-ride scheme.
13. The training facility and club hub hereby approved shall not be open other than between the hours of 7.30am and 11pm every day
14. The development hereby approved shall incorporate renewable energy technology in the form of air source heat pumps and PV panels in accordance with details to be submitted to and approved in writing by the local planning authority before construction above slab level. The development hereby permitted shall not be occupied unless and until a BREEAM Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.
15. The Travel Plan approved under application reference AWDM/0829/21 shall be implemented as specified within the approved document.
16. All matches on the showpitch with over 100 spectators shall be ticket only and booked in advance with no sale of tickets on the day at the Training Ground. The number of ticketed spectators watching any match shall be limited to a maximum of 500. The number of matches watched by spectators with tickets shall be limited to a maximum of 25 per season (1 July - 30 June), with a minimum of 10 of these matches to be completed before 4pm on the day of the match, with the number of matches to be played in the first season or part thereof following completion of the construction of the stand to be worked out on a pro-rata basis and agreed in writing with the local planning authority prior to first use of the stand. Details of the number and dates of ticketed matches, the times they were played and the number of spectators that attended shall be made available to the local planning authority on request.
17. The rear door panels on the camera tower hereby permitted shall be closed at all times other than when hoisting equipment to and from the tower
18. Pitch 13 as identified on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 under application reference AWDM/0236/19 shall be reserved for community use.
19. Evidence of biodiversity gain to be submitted and thereafter implemented.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 24 August 2021
Authorised by:	Gary Peck	Date: 24 August 2021